



FREDERICK

PLANNING

PLANNING COMMISSION AGENDA

REVISED 7/9/2021

Monday, July 12, 2021

Channel 99 or Streamed Live on Channel 99 Online

www.cityoffrederickmd.gov/publicmeetings

6:00 P.M.

I. CALL TO ORDER:

II. ANNOUNCEMENTS:

III. MINUTES:

*** To be approved at the July 29, 2021 hearing ***

IV. PUBLIC HEARING-CONSENT ITEMS

(All matters included under the Consent Agenda are considered routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda)

V. CONTINUANCES:

A. PC21-707ZTA, Text Amendment, Section 423, Historic Preservation

The Applicant is requesting a 30-day continuance to the August 9, 2021, Planning Commission hearing. (Nessen)

B. PC21-192ZMA, Zoning Map Amendment, Monocacy Boulevard Parcels C, E, and F

The Applicant is requesting a 60-day continuance to the September 13, 2021, Planning Commission hearing. (Collard)

VI. MISCELLANEOUS:

C. PC16-436-05PND, Architectural Review, Sycamore Ridge Townhouses

The Applicant is requesting approval of architectural elevations for proposed townhouse units in the Sycamore Ridge Planned Neighborhood Development (PND) located on Kemp Lane, north of Shookstown Road. (NAC 1) (Kelly)

VII. OLD BUSINESS:

VIII. NEW BUSINESS:

D. PC21-342FSI, Final Site Plan, Industrial Center East Lot 337

The Applicant is requesting approval of a final site plan for the construction of an 11,200 square foot building with office space, workshop, and associated outdoor storage for a General Building Contractor at 1517 Tilco Drive. (NAC 12) (Simon)

E. PC21-343FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Industrial Center East Lot 337

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the final site plan at 1517 Tilco Drive. (NAC 12) (Simon)

F. PC21-344PFCEP, Preliminary Forest Conservation Plan, Bloomfields

The Applicant is requesting approval of a revision to the previously approved preliminary forest conservation plan for the Bloomfields Age Restricted Community Development (ARCD), which is bordered by Sunday's Lane to the north, Willow Road to the south, US15 to the east, and Willowbrook Road to the west.

The Applicant is also requesting a modification to Section 721 of the Land Management Code (LMC) entitled, *Forest Conservation*. (NAC 3) (Reppert)

G. PC21-341FSI, Final Site Plan, Aldi Warehouse

The Applicant is requesting approval of a final site plan for the construction of a dedicated truck access point and drive lane, additional trailer storage areas, and associated changes to the site's stormwater management facilities for the Aldi facility located at 8751 Gas House Pike.

The Applicant is also requesting a modification to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*. (NAC 12) (Reppert)

H. PC21-328FSI, Final Site Plan, Spring Bank Lot 1A

The Applicant is requesting approval of a final site plan for the conversion of the historic house and carriage house on Lot 1A of the Spring Bank Mixed Use Development located on the east side of Worman's Mill Road, north of Market Square, into office use.

The Applicant is also requesting modifications to Section 601 of the Land Management Code (LMC) entitled, *Access Management*, and Section 607, *Parking and Loading Standards*. **(NAC 4) (Reppert)**

I. PC21-88FSI, Final Site Plan, The East Church Street Residences (605 E. Church Street Residences)

The Applicant is requesting approval of a final site plan for the construction of five multifamily buildings containing a total of 350 units located at 605 E. Church Street. **(NAC 7) (Reppert)**

J. PC21-80PFCP, Preliminary Forest Conservation Plan, The East Church Street Residences (605 E. Church Street Residences)

The Applicant is requesting approval of a preliminary forest conservation plan associated with the final site plan at 605 E. Church Street. **(NAC 7) (Reppert)**

A complete and final agenda will be available for review prior to the meeting on the Internet at www.cityoffrederickmd.gov. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederickmd.gov. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jessica Murphy at (301) 600-3188 or jmurphy@cityoffrederickmd.gov. The City of Frederick Government does not discriminate based on race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.